



REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: January 10, 2022

PREPARED BY: Brett Angell, Economic Development Manager

AGENDA ITEM: PetSuites Planned Unit Development concept stage plan, development stage plan, preliminary and final plat

PREVIOUS ACTIONS:

None

Requested Action: PUD non-residential concept stage plan, development stage plan, preliminary and final plat.

Zoning: B, Business

Adjacent Land

Use and Zoning:

North: PUD, Planned Unit Development
East: B, Business
South: R-3 PUD, Single and Two-Family Residential District
West: B, Business

Applicant:	TM Crowley and Associates
Application Received:	December 6, 2021
60 Day Review Deadline:	February 4, 2022
Address:	County Road 30 and Upland Lane North

RECOMMENDED PLANNING COMMISSION ACTION:

Motion to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the PetSuites PUD concept stage plan, development stage plan, preliminary and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department, dated December 17, 2021
 - b. The Engineering Department, dated December 17, 2021
 - c. The Fire Department, dated December 17, 2021
 - d. The Building Department, dated December 17, 2021
 - d. The Arbor Committee, dated December 23, 2021
 - e. The Parks & Recreation Department, dated December 17, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

COMMENTS:

TM Crowley & Associates, developer for PetSuites, has applied for PUD non-residential concept stage plan, development stage plan, preliminary and final plat for a proposed 11,000 square foot animal (primarily dogs and cats) boarding, daycare, and grooming facility with additional fenced in exterior areas on Upland Lane. The proposed facility has a capacity for approximately 150 dogs, but on average they would expect no more than 100 dog guests per day. PetSuites is a nationally operated brand which recently began to enter and develop in the Minnesota market. There are currently two locations within the Twin Cities market in operation – in Blaine and Eagan.

Property details

The proposed development location is located within a 1.84-acre property near the intersection of County Road 30 and Upland Lane. The property is adjacent to the Bell Tower building to the south and Speedway gas station and The Woods to the north. Due to elevation changes, The Woods is significantly higher than the subject property. The property includes frontage onto I-94 to the north.

The subject property is currently owned by the City of Maple Grove. The property was formerly the alignment of County Road 30. When the roadway was realigned in the early 2000s, the property was left as remnant parcels. Since the re-alignment, the property has been vacant with the exception of the access point on the south end of the property which is used for the Bell Tower building.

In early 2021, the City Council discussed the future of this property. At the September 7th meeting, the City Council approved a purchase agreement for the sale of this property to PetSuites. The sale is currently in the due diligence phase and is contingent on receiving the necessary land use approvals.

Zoning and guidance

The subject property is currently zoned B-Business and is guided in the 2040 Comprehensive Plan for commercial. The proposed development and use are consistent with both the existing zoning and guidance for the property.

Plat request

The subject property is currently comprised of two parcels which are currently un-platted. The applicant is proposing to plat the parcels and combine them into one parcel. In order for the property to be developed, the platting and combination is required.

Grading

Based upon existing conditions, the property's elevation varies from the adjacent properties. As such, the grading of the property would include the property being elevated to a level similar to what is seen as the Bell Tower and Speedway properties. To the north of the site, the existing elevation is significantly higher. The grading would include the installation of a retaining wall on the northern property line.

Stormwater

The proposed development plans include a biofiltration basin to be constructed on the northern end of the property which would drain to a nearby MnDOT stormwater pond. Based upon staff review and conversations with the applicant, plans will be amended to have the basin connect to a regional city pond. The regional city pond has capacity for the proposed development and these changes will not require the biofiltration basin to be moved on the property.

Building details

The proposed development includes a single building of 11,000 square feet which would front Upland Lane. The building would have a total height of 20 feet with the entrance point extending an additional three feet higher.

Areas on the east and north side of the building would be fenced in with a seven-foot white PVC fencing. The fenced area would be used for outside play time for the animals in their care during weather permitting times. Within the fenced area, there would be shade structures constructed.

Parking and access

The development proposal includes a total of 31 parking stalls provided. Based upon industry standards for the use, the proposed number of stalls would be adequate. Per the applicant narrative, they expect to have approximately 25 employees with no more than 6 employees working a shift. Additionally, due to the nature of the business, customers utilizing the location would be parked for a short amount of time due to the drop-off and pick-up nature of boarding, grooming, and daycare.

The development proposal includes one access point onto Upland Lane, which is currently used for the Bell Tower building to the south. Staff are comfortable with the shared access for this development. The applicant is recommended to enter into an access agreement with the property owner for the Bell Tower building.

Landscaping

The applicant proposes to include 45 overstory trees – including both deciduous and coniferous varieties, four ornamental trees, 44 shrubs, and additional perennials. The proposed number of overstory trees meets the requirements of City Code. The location of the landscaping will occur primarily along the property lines surrounding the parking lot and to the north of the building.

Architecture

The proposed façade of the building would be constructed primarily of textured block with the incorporation of windows throughout. The front entry point for the building would be constructed of with a limestone veneer. Additional colored accents would be added as a canopy over the front entrance and as a bump out on the side. The proposed building materials are consistent with the City Code requirements.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Memorandums